

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 1, 2005

TO: Jason Rogers, Project Manager
Land Use Review

FROM: Melanie L. Wellman, Planner
Community Planning

SUBJECT: ZMAP 2005-0024 Belmont Overlook

BACKGROUND

The applicant, K. Hovnanian Homes Inc. of Virginia, is requesting to rezone 40 acres from R-1 (1 dwelling unit per acre) to R-8 (8 dwelling units per acre) to develop 168 single-family attached homes at a density of 4.3 dwelling units per acre. The unit types are to consist of town homes and quadraplex units. Affordable dwelling units, open space, active recreation, and tree save are all proposed.

The subject property, consisting of four parcels, is located on the west side of Belmont Ridge Road (Route 659) south of Waxpool Road (Route 625) and on both sides of Alford Road (Route 646). The Villages of Waxpool, currently being constructed and zoned R-1, is located to the east of the site and the Beaverdam Reservoir is to the west. The Brambleton Regional Park borders the majority of the property on the south, with the exception of one single-family home located on parcel 16 between the subject property and Alford Road. Directly to the north of the property is Mt. Hope Baptist Church. An existing telecommunication tower and the surrounding tree save area, approved under CMPT 2001-0026 and SPEX 2001-0023, is located on the northern portion of the property.

County GIS records indicate that forest cover, drainageways, hydric soils, diabase soils, and river and stream corridor resources are present on the subject site. There are no floodplains or steep slopes. A Phase 1 archeological investigation has been completed and no archeological sites are known.

A-044

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (Plan) and the Revised Countywide Transportation Plan (Revised CTP). The policies of the Loudoun County Bicycle Mobility Master Plan (Bike/Ped Plan) also apply.

The subject site is located in the Ashburn and Dulles Communities of the Suburban Policy Area and is planned for residential uses (Revised General Plan, Planned Land Use Map, p. 7-23).

ANALYSIS

LAND USE

New residential neighborhoods in the Suburban Policy Area are permitted to develop at densities up to 4.0 dwelling units per acre, depending on the availability of adequate roads, utilities, and the provision of a full complement of public services and facilities (Revised General Plan, Policy 1, p. 6-17).

The proposal is to rezone from R-1 to R-8. The applicant is proposing 32 quadraplex units and 136 townhomes at an overall density of 4.3 dwelling units per acre, which includes 21 ADUs (Affordable Dwelling Units). This is consistent with the density called for in the Revised General Plan (Plan) for this area.

Staff finds that the proposed density is consistent with the density called for in the Revised General Plan.

EXISTING CONDITIONS

1. Forests, Trees, and Vegetation

The Revised General Plan calls for the protection of forests and natural vegetation for the various economic and environmental benefits that they provide (Revised General Plan, Policy 1, p. 5-32). Plan policies call for the submittal and approval of a tree conservation or forest management plan prior to any land development that "demonstrates a management strategy that ensures the long-term sustainability of any designated tree save area" (Revised General Plan, Policy 3, p. 5-32).

Existing tree save areas surrounding the existing telecommunication tower on the property were approved with SPAM 2002-0045. A small patch of tree save is proposed, south of the cell phone tower, within the proposed community green. Staff also notes that a significant amount of forest cover, comprised of Mixed Hardwoods, Eastern Red Cedar, and Hickory, is present along the western edge of the subject site, serving as a riparian buffer for the Beaverdam Reservoir. According to the Concept Development

A-045

Plan (CDP), approximately 26 townhomes (units 53-76, 101, and 102), a playground, and two wet ponds are proposed in this area. Staff is concerned with the placement of the proposed development and impervious surface in such close proximity to the reservoir, which provides drinking water to Loudoun and Fairfax County. In fact, the Green Infrastructure policy of the Plan states, "a distance of 1,000 feet east from the Beaverdam and Goose Creek reservoirs is designated as a priority open space area for the voluntary creation of a greenbelt. This voluntary greenbelt extends 1,000 feet beyond the 300-foot no-build buffer established to protect water supply reservoirs" (Revised General Plan, Policy 1, p. 6-9). In an attempt to protect the reservoirs from run-off contamination and pollution, units 53-76, 101, and 102, as well as the playground and wet ponds, should be removed from the southwestern portion of the property, and existing forest cover in that area should be retained and designated as Tree Save.

Some of the forest cover on the southern portion of the subject site, south of Alford Road, consists of Virginia Pine. Per the County Arborist, Virginia Pine should be removed due to their structural integrity.

Staff recommends that units 53-76, 101, and 102, as well as the playground and wet ponds located in that vicinity, be removed from the southwestern portion of the property, and that existing forest cover in that area be retained and designated as Tree Save.

Staff further recommends the commitment to the preservation and maintenance of the tree save areas during the construction and over the life of the project.

Staff defers to the Department of Building and Development regarding the removal of Virginia Pine from the subject site.

2. Wetlands and Surface Water

Protecting groundwater and surface water (e.g. streams and wetlands) from contamination and pollution is a major water resource issue for the County (Revised General Plan, text, p. 5-12). The County supports the federal goal of no net loss to wetlands in the County (Revised General Plan, Policy 23, p. 5-11).

Drainageways and wetlands are both present on the subject property on portions of the property north and south of Alford Road. It appears from the Concept Development Plan (CDP) that development seems to be encroaching on two of the drainageways on the northwestern portion of the site. Development within these areas could have adverse environmental impacts and should be avoided.

Staff recommends that all drainageways be depicted on the CDP and that development be moved away from the drainageways to ensure that any negative impacts to streams and wetlands are avoided.

A-046

3. Historic Resources

The Revised General Plan states that the County will require an archeological and historic resources survey as part of all land development applications (Revised General Plan, Policy 11, p. 5-36). Existing features on site include an approved cell tower, a two-story split-level 1960's house, a modern one-story frame building, and a small utility building or garage. An archeological investigation was done and no archeological sites were found and no further work is recommended for the site.

Staff has reviewed the Phase 1 archeological report for the subject site. Staff's review of the submitted report will be sent under separate cover.

SITE DESIGN

1. Open Space and Active Recreation

Open space is a critical component of a healthy, vibrant neighborhood by helping to establish community identity and facilitating social activities (Revised General Plan, text, p. 6-9 and Design Guidelines, p. 11-6).

Plan policies state that residential neighborhoods will incorporate public parks and open space at a minimum of 30% of the gross acreage of the property (Revised General Plan, Policy 2, p. 6-17). The open space that is provided in residential neighborhoods should be mixed, and include active, passive and/or natural open space as appropriate to the site (Revised General Plan, Policy 1, p. 6-10). In addition, open areas such as perimeter buffers, stormwater management facilities, and leftover edges and corners of properties do not meet the County's objective of providing usable open space, and should not meet more than 25% of the open space in a development (Revised General Plan, text, p. 6-10, and Policy 9, p. 6-11).

Natural, passive, and active recreation have all been proposed on site, however most of the open space is on the perimeter of the site or consists of leftover spaces. The active recreation playground areas are also scattered around the perimeter of the site. To provide a more central open space amenity on site, staff recommends that the three playground/sports courts on the northern portion of the property (north of Alford Road) be combined and centrally located near the community green with gazebo. Regarding the active recreation on the southern portion of the property south of Alford Road, staff recommends that the playground and sports court be combined and located in an area near the gazebo and picnic site. The active recreation areas should be in a central, accessible location and not situated along the perimeter of the site behind townhomes.

Staff recommends combining the active recreation areas on site and relocating them to a central location that is accessible to all residents in the development. Specifically, staff recommends that the three playground/sports courts on the northern portion of the property be combined and located near the community green with gazebo. In addition, staff recommends that the playground and sports

A-047

court on the southern portion of the property south of Alford Road be located near the gazebo and picnic site in the center of the site.

2. Physical Design Guidelines

The Revised General Plan lists several physical design guidelines desired by the County for residential uses in the Suburban Policy Area (Revised General Plan, Policy 4, p. 6-17). Residential design features should include:

- Compact site layout to reduce trips within the neighborhood, facilitate alternative forms of transportation, preserve the Green Infrastructure, and result in reduced transportation and utilities infrastructure costs;
- Pedestrian-scale streetscape including such features as street trees, sidewalks along all street frontage, and street lighting; and,
- A variety of lot sizes.

The development does offer a compact site layout to reduce trips within the neighborhood, but does not preserve Green Infrastructure and environmental features to the extent that it should, considering the development's proximity to the Beaverdam Reservoir. In addition, staff finds that the proposed townhouse and quadraplex development is not compatible with surrounding single-family detached homes. In an attempt to preserve Green Infrastructure elements on site, as well as offer an increased variety in lot and units types, staff recommends that single-family detached homes be provided in the development. These detached homes should span the western side of the site, adjacent to the Beaverdam Reservoir. This would further protect the reservoir from run-off pollution.

Regarding streetscape, information has been submitted regarding street trees, but not on street lighting. Street lighting should be provided, as well as fully shielded to reduce or eliminate glare and light trespass (Revised General Plan, Policy 1, p. 5-42).

Furthermore, an illustrative of the proposed streetscape and housing, including quadraplex units, should be provided to ensure that the design is compatible with surrounding residential neighborhoods.

Staff recommends that single-family detached homes be provided along the western side of the development in order to provide for a variety of housing types and to decrease the density adjacent to the Beaverdam Reservoir. In addition, street lighting should be provided and fully shielded to reduce or eliminate glare and light trespass. Staff further recommends that an illustrative of the proposed streetscape and housing, including quadraplex units, be provided to ensure that the design of the development is compatible with surrounding residential uses.

A-048

3. Stormwater Management

The County promotes water conservation through low impact development (LID) techniques which integrate hydrologically functional designs with methods for preventing pollution (Revised General Plan, Policy 2, p. 5-17). LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale design techniques. LID locates water quality measures at the closest proximity to proposed impervious areas.

Six stormwater management / best management practices (SWM/BMP) ponds have been proposed along the perimeter of the site. However, no information has been provided in the Statement of Justification stating how BMPs will be provided.

Staff recommends that the applicant provide additional information on the SWM/BMPs, specifically how the site will incorporate low impact development techniques.

The CDP indicates that the SWM/BMPs on the northern portion of the subject site will be wet ponds. If SWM facilities are to be counted towards the open space requirement for the site, then they should be developed as year-round amenities with gazebos, picnic areas, or walking paths added (Revised General Plan, Policy 9j, p. 6-11). In addition, landscaping should be added to the perimeter of the wet ponds for both aesthetic and environmental benefits.

Staff recommends that the wet ponds be developed as year-round amenities with gazebos, picnic areas, walking paths, and landscaping.

4. Pedestrian and Bicycle Circulation

Suburban Communities should be pedestrian-friendly (Revised General Plan, Design Guidelines, p. 11-5). The County is committed to establishing an integrated trails system for pedestrians and cyclists, and will work to establish connections among pedestrian and bicycle sidewalks, paths, and trails (Revised General Path, text, p. 5-39). The Revised Countywide Transportation Plan identifies Route 659 as a priority bicycle route (CTP, Policy 11c, p. 2-10). The Bicycle and Pedestrian Mobility Master Plan calls for an off-road shared use path along principal arterials, including Route 659 and Loudoun County Parkway, that is at least 10-foot wide and paved (Bike/Ped Plan, text, p. 42).

Staff recommends that 10-foot wide shared use paths be provided along Route 659, Belmont Ridge Road.

A-049

5. Access to Alford Road

As stated in the Revised General Plan, "a predominantly interconnected street pattern with inter-parcel connections" is desired for new residential neighborhoods in the Suburban Policy Area (Revised General Plan, Policy 4c, p. 6-17). A connection to Alford Road from the northern portion of the property would provide a second option for ultimately accessing Route 659. A possible connection could be made in the vicinity of where the emergency access easement is shown on the CDP.

Staff defers to the Office of Transportation Services regarding the consideration of a connection to Alford Road from the northern portion of the property.

AFFORDABLE DWELLING UNITS

The County requires that for land development applications proposing development of 50 or more dwelling units with a density greater than one dwelling unit per acre, located in an approved sewer service area, a percentage of the total number of dwellings will be developed as affordable units and given an appropriate density increase (Revised General Plan, Policy 8, p. 2-14). The applicant proposes to provide 21 affordable dwelling units (ADUs) in the development. The Statement of Justification states that the development "provides a mix of units and affordable dwelling units." However, it is unclear as to whether or not the ADUs will be dispersed amongst both the townhomes and the quadraplex units. It is the Plan's intent that affordable housing be dispersed through the development to maximize choice and avoid the segregation of affordable units (Revised General Plan, Policies 2 & 3, p. 2-14).

Staff recommends that ADUs be provided that are of various unit types and are dispersed throughout the community, per Plan policy.

FISCAL IMPACTS

1. Capital Facilities

Under the Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facilities policies of the Plan (Revised General Plan, Policy 3, p. 3-5). The Plan calls for capital facilities contributions valued at "100 percent of capital facility costs per dwelling unit" at densities above the specified base density (Revised General Plan, Policy 1, p. 11-1). The base density is defined as "1.0 dwelling units per acre or a base density equivalent to the density requirements contained in the existing zoning district regulations applicable to the property and in effect at the time of the application"; whichever is lower (Revised General Plan, Policy 4c, p. 11-2).

Capital facilities impacts have been calculated for the proposed application including the costs associated with the provision of safety, government, recreation, and education services, etc. The total projected capital facilities impact of the proposed development is \$3,744,888 (Attachment 1). The County assumes responsibility for the capital

A-050

facilities impacts up to the base density of one dwelling unit per acre. As such, the anticipated capital facilities mitigation would be the equivalent of \$1,770,377 (See Attachment 1).

Staff recommends that the impacts of capital facilities of the proposed residential development be mitigated.

RECOMMENDATIONS

The proposed project is in general conformance with the land use policies of the Plan. However, some design issues remain.

Staff recommends that the application be revised to address the following. Staff is not able to fully evaluate the project until such time this information has been provided and reviewed.

1. Removal or relocation of units 53-76, 101, and 102 as well as the playground and wet ponds located in the forested southwestern portion of the property;
2. Retain existing forest cover and vegetation once the units, playground, and wet ponds are removed and designate the forest cover as Tree Save;
3. Depict drainageways on the CDP and move development away from drainageways to avoid any negative environmental impact;
4. Combine the active recreation areas on site and relocate them to a central location that is accessible to all residents in the development;
5. Provide single-family detached homes along the western side of the development;
6. Provide street lighting that is fully shielded to reduce or eliminate glare and light trespass;
7. Provide an illustrative of the proposed streetscape, townhomes, and quadraplex units to ensure that the design of the development is compatible with surrounding residential units;
8. Provide additional information on the SWM/BMP, specifically how the site will incorporate low impact development techniques;
9. Develop wet ponds as year-round amenities with gazebos, picnic areas, walking paths, and landscaping;
10. Provide 10-foot wide shared use paths along Route 659, Belmont Ridge Road;

A-051

11. Provide ADUs that are of various unit types and are dispersed throughout the community; and,

12. Mitigate the capital facilities impacts.

Staff would be happy to meet with the applicant and discuss these issues.

ATTACHMENTS

Attachment 1: Capital Facilities Analysis

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning

A-052

Attachment 1- Capital Facilities Impact Analysis

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Detached (SFD)	0	\$37,660	\$0
Single-Family Attached (SFA)	168	\$22,291	\$3,744,888
Multi-Family (MF)	0	\$12,611	\$0
TOTAL	168		\$3,744,888

168 Total Units \$3,744,888 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. The base density is either 1.0 du/acre or the density requirements of the existing zoning, whichever is lower (Revised General Plan, Proffer Guidelines, pp. 11-1 to 11-3). Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on February 15, 2005.

1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Detached (SFD)	0	0	0
Single-Family Attached (SFA)	168	21	147
Multi-Family (MF)	0	0	0
TOTAL	168	21	147

2. Capital Facilities Calculations for Market Rate Units

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Detached (SFD)	0	\$37,660	\$0
Single-Family Attached (SFA)	147	\$22,291	\$3,276,777
Multi-Family (MF)	0	\$12,611	\$0
TOTAL	147		\$3,276,777

3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	40.00	1	40	\$37,660	\$1,506,400
0	0.00	0	0	\$37,660	\$0
0	0.00	0	0	\$37,660	\$0
TOTAL			40		\$1,506,400

4. Anticipated Capital Facilities Contribution

$$\$3,276,777 - \$1,506,400 = \$1,770,377$$

\$1,770,377 Anticipated Capital Facilities Contribution

A-053

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 9, 2006

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Melanie L. Wellman^{mlw}, Planner
Community Planning

SUBJECT: 1st Referral Addendum, ZMAP 2005-0024 Belmont Overlook

This memo is an addendum to Community Planning's 1st referral on the Belmont Overlook application (ZMAP 2005-0024). It specifically addresses the proposal's conformance with the County's Capital Facilities Policies.

Capital Facilities

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan (Revised General Plan, Policy 3, p. 3-5). The Revised General Plan calls for capital facilities contributions valued at 100 percent of the capital facility costs per dwelling unit at densities above the specified base density (Revised General Plan, Policy 1, p. 11-1). The base density is defined as 1.0 dwelling unit per acre or a base density equivalent to the density requirements contained in the existing zoning district regulations applicable to the property and in effect at the time of application; whichever is lower (Revised General Plan, Policy 4c, p. 11-2).

Capital facility impacts have been calculated for the proposed development including the costs associated with the provision of safety, government, recreation, and education services, etc. based on the updated numbers approved by the Board of Supervisors on July 25, 2006. The total projected capital facilities impact of the proposed development is \$4,991,112 (Attachment 1). The County assumes responsibility for the capital facilities impacts up to the base density of 1 dwelling unit per acre. As such, the net capital facilities contribution anticipated from the developer would be the equivalent of \$2,494,463 (Attachment 1).

Open Space Preservation Program

To achieve higher density housing, "the Board of Supervisors anticipates evidence of participation in the Open Space Preservation Program" (Revised General Plan, Density Transfer Guidelines, p. 11-3). Densities ranging from 3.5 up to and including 4.0 dwelling units per acre may be considered by the County in return for voluntary participation in the open

A-054

space preservation program. Land contribution on an acre-by-acre basis is desired. However, if the land offered does not suit the County in terms of quality or location, the County may consider cash in lieu of the land for the purchase of open space. The County anticipates that cash donations for open space will be spent in the Suburban Community in which the increased density is granted (Revised General Plan, Density Transfer Guidelines, p. 11-3). Contributions should be provided to enable the County to purchase Suburban Policy Area open space to offset the density proposed by the development.

If easements are priced at \$3,800 to \$5,000 per easement, the open space contribution for the 7 easements for the proposed application would range from \$26,000 to \$35,000 (Attachment 2). However, this amount does not seem reasonable given current market values and with the goal of purchase of open space in the Ashburn and Dulles Communities.

Staff recommends the application contribute land or provide an open space easement contribution equivalent to the cost of purchasing open space in the Ashburn and Dulles Communities.

ATTACHMENTS

Attachment 1: Capital Facilities Analysis
Attachment 2: Open Space Preservation Program Analysis

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning

A-055

Attachment 1- Capital Facilities Impact Analysis
ZMAP 2005-0024 Belmont Overlook

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Detached (SFD)	0	\$46,819	\$0
Single-Family Attached (SFA)	168	\$29,709	\$4,991,112
Multi-Family (MF)	0	\$18,904	\$0
TOTAL	168		\$4,991,112

168 Total Units \$4,991,112 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. The base density is either 1.0 du/acre or the density requirements of the existing zoning, whichever is lower (Revised General Plan, Proffer Guidelines, pp. 11-1 to 11-3). Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Detached (SFD)	0	0	0
Single-Family Attached (SFA)	168	21	147
Multi-Family (MF)	0	0	0
TOTAL	168	21	147

2. Capital Facilities Calculations for Market Rate Units

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Detached (SFD)	0	\$46,819	\$0
Single-Family Attached (SFA)	147	\$29,709	\$4,367,223
Multi-Family (MF)	0	\$18,904	\$0
TOTAL	147		\$4,367,223

3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	40.00	1	40	\$46,819	\$1,872,760
0	0.00	0	0	\$46,819	\$0
0	0.00	0	0	\$46,819	\$0
TOTAL			40		\$1,872,760

4. Anticipated Capital Facilities Contribution

$$\$4,367,223 - \$1,872,760 = \$2,494,463$$

\$2,494,463 Anticipated Capital Facilities Contribution

Created 8/9/2006

A-058

Attachment 2 - Open Space Preservation Program Analysis
ZMAP 2005-0024 Belmont Overlook

Based on the Open Space Proffer Guidelines of the Revised General Plan, "residential densities above 3.5 and up to and including 4.0 dwelling units per acre may be considered by the County in return for voluntary participation in the open space preservation program." The Plan provides guidelines for the location and types of open space desired to be provided or purchased with cash in lieu on a per unit basis (Revised General Plan, Open Space Guidelines, p. 11-3). For residential neighborhoods, 1.0 easement is anticipated for every dwelling unit over a density of 3.5 du/acre.

1. Number of Units Permitted at 3.5 du/acre

$$40.00 \text{ acres} \times 3.5 = 140$$

2. Number of Units Subject to Open Space Proffer Guidelines

$$168 - 140 = 28$$

3. Exempt Affordable Dwelling Units

$$28 - 21 = 7$$

5. Total Units Linked to Open Space Preservation =

7

6. Accepted Contribution Range: \$3,800 to \$5,000 per Easement

\$26,600 to \$35,000

A-057

Created 8/9/2006

County of Loudoun
Department of Planning
MEMORANDUM

DATE: February 21, 2007

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Melanie L. Wellman, Planner
Community Planning

SUBJECT: ZMAP 2005-0024 & SPEX 2006-0035, Belmont Overlook
1st Referral (Reactivation)

BACKGROUND

The applicant, K. Hovnanian Homes Inc. of Virginia, is requesting to rezone 40 acres from R-1 (1 dwelling unit per acre) to PD-H4 (Planned Development – Housing) to allow the development of 145 single-family attached units at an overall density of approximately 3.7 dwelling units per acre (du/acre). The units consist of townhomes, quadraplex units, and townhome “villas.”

In August 2005, the applicant submitted the initial application for Belmont Overlook, which was reviewed by staff. Staff made several recommendations in a 1st referral dated November 1, 2005. Upon receiving staff's comments from the initial submission, the applicant temporarily placed the application on hold in order to coordinate this rezoning application with a Special Exception application which amended conditions of approval for an existing telecommunication tower located on a portion of the subject property. The application for the tower was SPEX 2005-0022, E.A.R. Ltd, and was approved on April 18, 2006. This resubmission of the Belmont Overlook application includes a SPEX to further amend the plat and conditions of approval for SPEX 2005-0022, E.A.R. Ltd. Other revisions reflected in the resubmission include a request to rezone to PD-H4 (instead of the initial request to rezone to R-8), a reduction in the number of proposed units from 168 to 145 attached units, the addition of a third housing type (known as townhome “villas), and a recreational pool with bathhouse. Community Planning's 1st referral for the initial submission of the application outlined several outstanding issues relating to environmental impacts, site design, stormwater management, pedestrian and bicycle circulation, affordable dwelling units, and capital facilities impacts. The revised Concept Amendment Plan (CDP) submitted with the re-submitted application has addressed two of staff's recommendations: to depict drainageways and wetlands on the CDP, and to combine the active recreation areas on

A-058

site to a more central location. A commitment has also been made in the form of a proffer to provide the amenities within the sports courts, playground, pool, and picnic sites. Some wetland issues remain, but the open space issue has been resolved. In addition, in regards to staff's previous comment on a possible access point to Alford Road from the northern portion of the subject property, staff believes it would be best for the wetlands in that vicinity to be preserved, as is shown on the revised CDP. Therefore, that comment from staff has also been resolved. Staff has also recalculated the capital facilities impacts based on the decrease in units, and the resulting change in density. The calculations indicate that a contribution to the open space preservation program is no longer necessary, given the decrease in units and density. The remainder of staff's outstanding issues outlined in the initial referral are reiterated below.

The subject property, consisting of four parcels, is located on the west side of Belmont Ridge Road (Route 659) south of Waxpool Road (Route 625) and on both sides of Alford Road (Route 646). The Villages of Waxpool, zoned R-1, is located to the east of the site and the Beaverdam Reservoir is to the west. The Brambleton Regional Park borders the majority of the property on the south, with the exception of one single-family home located on parcel 16 between the subject property and Alford Road. Directly to the north of the property is Mt. Hope Baptist Church. An existing telecommunication tower and the surrounding tree save area, approved under CMPT 2001-0026 and SPEX 2001-0023, is located on the northern portion of the property.

County GIS records indicate that significant environmental resources are present on site, including forest cover, drainageways, hydric soils, diabase soils, and river and stream corridor resources are present on the subject site. There are no floodplains or steep slopes. Staff visited the subject site on January 10, 2007. A Phase 1 archeological investigation has been completed and no archeological sites are known.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (Plan) and the Revised Countywide Transportation Plan (Revised CTP). The policies of the Loudoun County Bicycle Mobility Master Plan (Bike/Ped Plan) also apply.

The subject site is located in the Ashburn and Dulles Communities of the Suburban Policy Area and is planned for residential uses (Revised General Plan, Planned Land Use Map, p. 7-23).

ANALYSIS **LAND USE**

New residential neighborhoods in the Suburban Policy Area are permitted to develop at densities up to 4.0 dwelling units per acre, depending on the availability of adequate roads, utilities, and the provision of a full complement of public services and facilities (Revised General Plan, Policy 1, p. 6-17).

A-059

The proposal is to rezone from R-1 to PD-H4. The applicant is proposing a total of 145 attached homes, 19 of which are Affordable Dwelling Units (ADUs), in the form of 32 quadraplex units, 93 townhomes, and 20 townhome villas. The overall density is 3.7du/acre. This is consistent with the density called for in the Revised General Plan (Plan) for this area.

Staff finds that the proposed density is consistent with the density called for in the Revised General Plan.

EXISTING CONDITIONS

1. Forests, Trees, and Vegetation

a) Forest adjacent to Beaverdam Reservoir

The Revised General Plan calls for the protection of forests and natural vegetation for the various economic and environmental benefits that they provide (Revised General Plan, Policy 1, p. 5-32). Plan policies call for the submittal and approval of a tree conservation or forest management plan prior to any land development that "demonstrates a management strategy that ensures the long-term sustainability of any designated tree save area" (Revised General Plan, Policy 3, p. 5-32). A distance of 1,000 feet east from the Beaverdam and Goose Creek reservoirs is designated as a priority open space area for the voluntary creation of a greenbelt. This voluntary greenbelt extends 1,000 feet beyond the 300-foot no-build buffer established to protect water supply reservoirs (Revised General Plan, Policy 1, p. 6-9).

In the initial 1st referral staff recommended that units 53-76, 101, and 102 (as shown on the CDP dated May 16, 2005), as well as the playground and wet ponds located in that vicinity, be removed from the southwestern portion of the property, and that existing forest cover in that area be retained and designated as Tree Save. This area is adjacent to the Beaverdam Reservoir and the trees in this vicinity have been designated by the County Arborist as being worthy of preservation. Preserving the vegetation in this area would protect the reservoir from run-off contamination and pollution. It would also be consistent with the Plan policy calling for a voluntary greenbelt beyond the 300-foot no-build buffer.

The revised CDP has not been revised to address staff's recommendation. Lots 45 – 64 could be removed to preserve the vegetation in this area and increase the no-build buffer by approximately 200 feet to the edge of the treeline. Extending the no-build buffer would provide the necessary buffering needed to protect the Beaverdam Reservoir, which provides drinking water to Loudoun and Fairfax County.

Staff recommends removal or relocation of lots 45 – 64 as shown on the revised CDP and extending the no-build buffer by 200 feet to preserve the vegetation adjacent to the Beaverdam Reservoir.

A-060

b) Trees Surrounding the Telecommunication Tower

The applicant is proposing to amend the conditions of approval for SPEX 2005-0022, E.A.R. Ltd, an application which amended conditions for an existing telecommunications tower on a portion of the subject property. Condition #2 approved with that application states, "the applicant will maintain all existing trees within a 200-foot perimeter of the proposed telecommunication compound as depicted on the plat."

The applicant of Belmont Overlook has submitted proposed amended conditions of approval, and Condition #2 is one of several conditions which have been left out. Given that the telecommunication tower is immediately adjacent to the proposed residential units, it is imperative that the existing tree save surrounding the tower remain and that additional buffering be put into place to supplement the existing vegetation. To that end, staff supports and commends the applicant's proposed Condition # 9 which states that, "the applicant will provide a Type 4 buffer surrounding the existing tower compound."

Staff recommends retaining the approved condition for SPEX 2005-0022, E.A.R. Ltd which states that "the applicant will maintain all existing trees within a 200-foot perimeter of the proposed telecommunication compound as depicted on the plat."

c) Additional Tree Save Opportunities

Staff visited the subject site on January 10, 2007 with the County Arborist. Staff notes that the forest cover in the vicinity of lots 137 – 145 south of Alford Road is worthy of preservation and could be used to meet buffer requirements. Preservation of the vegetation in that area could further protect adjacent wetlands.

Staff recommends using forest cover in the vicinity of lots 137 – 145 for buffering and protection of adjacent wetlands.

Staff further recommends a commitment to the preservation and maintenance of all Tree Conservation Areas during the construction and over the life of the project.

2. Wetlands and Surface Water

Protecting groundwater and surface water (e.g. streams and wetlands) from contamination and pollution is a major water resource issue for the County (Revised General Plan, text, p. 5-12). The County supports the federal goal of no net loss to wetlands in the County (Revised General Plan, Policy 23, p. 5-11).

Drainageways and wetlands are both present on the subject property on portions of the property north and south of Alford Road. In the initial referral, staff recommended that all drainageways and wetlands be depicted on the CDP, and that development be

A-061

moved away from these areas to ensure that all negative impacts are avoided. The applicant has depicted all drainageways and wetlands on the CDP, and there are areas where development has been located out of the wetlands, such as south of Alford Road. However, staff notes that a picnic site, wet ponds, and residential lots (in the vicinity of lots 126 and 136) are proposed in very close proximity to the forested wetlands. Development could impact the critical root zone of trees in this area, which could further adversely impact the wetlands. Moving development away from the wetlands by 50 feet would provide further protection to tree roots and the wetlands in this area. In addition, staff notes that wetland impacts are proposed in locations where Best Management Practices (BMP) are also proposed, such as the BMP south of units 94 – 104. Any BMP located in a wetland area should be relocated.

Staff recommends a 50-foot buffer around the wetland area proposed to be preserved south of Alford Road, in the vicinity of lots 126 and 136.

Staff also recommends relocating the BMP wet/dry ponds to ensure there are no impacts to wetlands.

3. Historic Resources

The Revised General Plan states that the County will require an archeological and historic resources survey as part of all land development applications (Revised General Plan, Policy 11, p. 5-36). Existing features on site include an approved cell tower, a two-story split-level 1960's house, a modern one-story frame building, and a small utility building or garage. An archeological investigation was done and no archeological sites were found and no further work is recommended for the site.

Staff has reviewed the Phase 1 archeological report for the subject site. Staff's review of the submitted report will be sent under separate cover.

SITE DESIGN

1. Physical Design Guidelines

The Revised General Plan lists several physical design guidelines desired by the County for residential uses in the Suburban Policy Area (Revised General Plan, Policy 4, p. 6-17). Residential design features should include:

- Compact site layout to reduce trips within the neighborhood, facilitate alternative forms of transportation, preserve the Green Infrastructure, and result in reduced transportation and utilities infrastructure costs;
- Pedestrian-scale streetscape including such features as street trees, sidewalks along all street frontage, and street lighting; and,
- A variety of lot sizes.

A-062

In the initial referral staff recommended that single-family detached homes be provided along the western side of the development in order to provide for a variety of housing types and to decrease the density adjacent to the Beaverdam Reservoir. Staff also recommended that street lighting be provided and fully shielded to reduce or eliminate glare and light trespass. Thirdly, staff recommended that an illustrative of the proposed streetscape and housing, including quadraplex units, be provided to ensure that the design of the development is compatible with surrounding residential uses.

A third housing type has been provided on site south of Alford Road, in the form of townhome villas. This has decreased the overall density on site, but not adjacent to the reservoir where staff had previously recommended single-family detached homes. The density along the western edge of the northern portion of the project should be decreased to further protect the reservoir from runoff and contamination. In regards to illustratives, the applicant has responded by stating illustratives will be provided. However, they have not been included in this submittal. Illustratives should include the quadraplex units and the townhome villas. In terms of the recommendation for lighting that is fully shielded to reduce glare, that applicant has not committed to this in the draft proffer statement.

Staff recommends that single-family detached homes be provided along the western side of the development in order to provide for a variety of housing types and to decrease the density adjacent to the Beaverdam Reservoir. In addition, street lighting should be provided and fully shielded to reduce or eliminate glare and light trespass. Staff further recommends that an illustrative of the proposed streetscape and housing, including quadraplex and townhome villa units, be provided to ensure that the design of the development is compatible with surrounding residential uses.

2. Stormwater Management (SWM) Facilities and Best Management Practices (BMPs)

The County promotes water conservation through low impact development (LID) techniques which integrate hydrologically functional designs with methods for preventing pollution (Revised General Plan, Policy 2, p. 5-17). LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale design techniques. LID locates water quality measures at the closest proximity to proposed impervious areas.

Six stormwater management / best management practices (SWM/BMP) ponds have been proposed along the perimeter of the site. The draft proffer statement states that the project will "incorporate feasible low-impact design measures, in accordance with the Facilities Standards Manual." Due to the proximity to the Beaverdam Reservoir, which provides drinking water to Fairfax and Loudoun Counties, measures should be put into place which ensure the reservoir will be protected from stormwater run-off.

A-063

Water quality protection tools, such as the use of wet ponds, enhanced extended detention facilities, and additional BMP measures should be incorporated into the design of the SWM facilities. Staff also notes that SWM facilities can only be counted toward the open space calculations if they are designed as year-round amenities.

Staff recommends the incorporation of additional water quality protection tools into the design of the SWM facilities. Staff defers to Environmental Review Team (ERT) regarding specific measures that could be used on site to protect the water quality of the Beaverdam Reservoir. In addition, staff recommends the wet ponds be developed as year-round amenities with gazebos, picnic areas, and landscaping.

3. Trail along Belmont Ridge Road

Suburban Communities should be pedestrian-friendly (Revised General Plan, Design Guidelines, p. 11-5). The County is committed to establishing an integrated trails system for pedestrians and cyclists, and will work to establish connections among pedestrian and bicycle sidewalks, paths, and trails (Revised General Path, text, p. 5-39). The Revised Countywide Transportation Plan identifies Route 659 as a priority bicycle route (CTP, Policy 11c, p. 2-10). The Bicycle and Pedestrian Mobility Master Plan calls for an off-road shared use path along principal arterials, including Route 659 and Loudoun County Parkway, that is at least 10-feet wide and paved (Bike/Ped Plan, text, p. 42).

The applicant has submitted a draft proffer statement which includes a commitment to providing an 8-foot wide asphalt trail. Staff recommends this trail be extended to a 10-foot width to comply with Plan policy.

Staff recommends the applicant provide a 10-foot wide paved shared use path along Route 659, Belmont Ridge Road.

AFFORDABLE DWELLING UNITS

The County requires that for land development applications proposing development of 50 or more dwelling units with a density greater than one dwelling unit per acre, located in an approved sewer service area, a percentage of the total number of dwellings will be developed as affordable units and given an appropriate density increase (Revised General Plan, Policy 8, p. 2-14). The applicant proposes to provide 145 units in the development, with 19 of them being affordable dwelling units (ADUs). The application is unclear as to whether or not the ADUs will be dispersed amongst the townhomes, townhome villas, and the quadraplex units. It is the Plan's intent that affordable housing be dispersed through the development to maximize choice and avoid the segregation of affordable units (Revised General Plan, Policies 2 & 3, p. 2-14).

Staff recommends that the ADUs be of various unit types and dispersed throughout the community, per Plan policy.

A-064

CAPITAL FACILITIES

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan (Revised General Plan, Policy 3, p. 3-5). The Revised General Plan calls for capital facilities contributions valued at 100 percent of the capital facility costs per dwelling unit at densities above the specified base density (Revised General Plan, Policy 1, p. 11-1). The base density is defined as 1.0 dwelling unit per acre or a base density equivalent to the density requirements contained in the existing zoning district regulations applicable to the property and in effect at the time of application; whichever is lower (Revised General Plan, Policy 4c, p. 11-2).

Capital facility impacts have been calculated for the proposed development including the costs associated with the provision of safety, government, recreation, and education services, etc. based on the updated numbers approved by the Board of Supervisors on July 25, 2006. The total projected capital facilities impact of the proposed development is \$4,307,805 (Attachment 1). The County assumes responsibility for the capital facilities impacts up to the base density of 1 dwelling unit per acre. As such, the net capital facilities contribution anticipated from the developer would be the equivalent of \$1,870,574 (Attachment 1).

Staff recommends that the proposed capital facilities impacts be mitigated.

RECOMMENDATION

The proposed project is in conformance with the Plan in terms of density. However, significant design issues remain.

Staff recommends that the application be revised to address the following. Staff is not able to fully evaluate the project until such time this information has been provided and reviewed:

1. Remove or relocate lots 45 – 64 as shown on the revised CDP, and extend the no-build buffer by 200 feet to preserve the vegetation adjacent to the Beaverdam Reservoir;
2. Retain the approved condition for SPEX 2005-0022, E.A.R. Ltd which states that “the applicant will maintain all existing trees within a 200-foot perimeter of the proposed telecommunication compound as depicted on the plat”;
3. Use forest cover in the vicinity of lots 137 – 145 for buffering and protection of adjacent wetlands;
4. Commit to the preservation and maintenance of all Tree Conservation Areas during the construction and over the life of the project;

A-065

5. Provide a 50-foot buffer around the wetland area proposed to be preserved south of Alford Road, in the vicinity of lots 126 and 136;
6. Relocate the BMP wet/dry ponds to ensure there are no impacts to wetlands;
7. Place single-family detached homes along the western side of the development in order to provide for a variety of housing types and to decrease the density adjacent to the Beaverdam Reservoir;
8. Provide street lighting that is fully shielded to reduce or eliminate glare and light trespass;
9. Provide illustratives of the proposed streetscape and housing, including quadraplex and townhome villa units, to ensure that the design of the development is compatible with surrounding residential uses;
10. Incorporate additional water quality protection tools into the design of the SWM facilities. Staff defers to Environmental Review Team (ERT) regarding specific measures that could be used on site to protect the water quality of the Beaverdam Reservoir;
11. Develop wet ponds as year-round amenities with gazebos, picnic areas, and landscaping;
12. Provide a 10-foot wide paved shared use path along Route 659, Belmont Ridge Road;
13. Ensure that ADUs are of various unit types and dispersed throughout the community, per Plan policy; and,
14. Mitigate the proposed capital facilities impacts.

Staff would be happy to meet with the applicant and discuss these issues.

ATTACHMENTS

Attachment 1: Capital Facilities Analysis

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning

A-066

Attachment 1- Capital Facilities Impact Analysis
ZMAP 2005-0024 Belmont Overlook

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Attached (SFA)	145	\$29,709	\$4,307,805
TOTAL	145		\$4,307,805

\$4,307,805 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. The base density is either 1.0 du/acre or the density requirements of the existing zoning, whichever is lower (Revised General Plan, Proffer Guidelines, pp. 11-1 to 11-3). Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Attached (SFA)	145	19	126
TOTAL	145	19	126

2. Capital Facilities Calculations for Market Rate Units

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Attached (SFA)	126	\$29,709	\$3,743,334
TOTAL	126		\$3,743,334

3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	40.00	1	40	\$46,819	\$1,872,760
TOTAL			40		\$1,872,760

4. Anticipated Capital Facilities Contribution

$$\$3,743,334 - \$1,872,760 = \$1,870,574$$

\$1,870,574 Anticipated Capital Facilities Contribution

A-067

Created 2/21/2007

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 8, 2007

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Pat Giglio, Planner
Community Planning

SUBJECT: ZMAP 2005-0024 & SPEX 2006-0035, Belmont Overlook,
2nd Referral (Reactivation)

BACKGROUND

The applicant, K. Hovnanian Homes Inc. of Virginia, is requesting to rezone 40 acres from R-1 (1 dwelling unit per acre) to PD-H4 (Planned Development – Housing) to allow the development of 149 single-family attached units at an overall density of approximately 3.8 dwelling units per acre (du/acre). The units consist of townhomes, quadraplex units, and townhome “villas.”

In August 2005, the applicant submitted an application for Belmont Overlook, which was reviewed by staff. Staff made several recommendations in a 1st referral dated November 1, 2005. Upon receiving staff’s comments from the initial submission, the applicant temporarily placed the application on hold in order to coordinate this rezoning application with a Special Exception application which amended conditions of approval for an existing telecommunication tower located on a portion of the subject property. The application for the tower was SPEX 2005-0022, E.A.R. Ltd, and was approved on April 18, 2006. The Belmont Overlook application included a SPEX to further amend the plat and conditions of approval for SPEX 2005-0022, E.A.R. Ltd. Other revisions reflected in the resubmission include a request to rezone to PD-H4 (instead of the initial request to rezone to R-8), a reduction in the number of proposed units from 168 to 145 attached units, the addition of a third housing type (known as townhome “villas”), and a recreational pool with bathhouse. Based on first referral comment the application has been revised to include 149 attached units and eliminated the recreational pool with bathhouse. Community Planning Staff in the first referral identified several outstanding issues relating to environmental impacts, site design, stormwater management, and open space which have not been addressed in the most recent submission. Below is a discussion of outstanding issues.

A-068

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (Plan) and the Revised Countywide Transportation Plan (Revised CTP). The policies of the Loudoun County Bicycle Mobility Master Plan (Bike/Ped Plan) also apply.

The subject site is located in the Ashburn Community of the Suburban Policy Area and is planned for residential uses (Revised General Plan, Planned Land Use Map, p. 7-23).

OUTSTANDING ISSUES

A. LAND USE

1. Residential

New residential neighborhoods in the Suburban Policy Area are permitted to develop at densities up to 4.0 dwelling units per acre, depending on the availability of adequate roads, utilities, and the provision of a full complement of public services and facilities (Revised General Plan, Policy 1, p. 6-17).

The proposal is to rezone from R-1 to PD-H4. The applicant is proposing a total of 149 attached homes, 19 of which are Affordable Dwelling Units (ADUs) in the form of quadrplex units, townhomes, and townhome villas. The overall density is 3.8 du/acre. This is consistent with the density called for in the Revised General Plan (Plan) for this area.

Staff finds the proposed residential use of the subject property is consistent with the density and land use called for by the Revised General Plan.

2. Civic Uses and Community Facilities

Plan policies calls for residential neighborhoods to provide public and civic space at a minimum of 10% of the gross acreage of the property (Revised General Plan, Policy 2, p. 6-17). The Plan recognizes that the land use mix may not be achievable for properties comprising less than 50 acres due to its small size (Revised General Plan, Policy 8, p. 6-7). In such cases, the project may vary from the mix specified in the Plan by showing that an alternative is more appropriate to the specific site. This can be accomplished by providing the County with a survey of land uses within a 1,500-foot radius of the site (Revised General Plan, Policy 8, p. 6-7).

Regardless of the size of the property, some type of civic space should be provided for this community in order to foster a sense of community and place, provide a meeting place for residents, and be a landmark within the immediate community (Revised General Plan, Policy 4d, p. 6-18 and Design Guidelines, p. 11-7). The applicant in the previous submission had proposed a centrally located recreational pool with bathhouse which has since been removed to provide additional residential units (lots 33-36). Public and civic spaces play an important role in residential neighborhoods by providing a place for residents to meet and hold events and contributing to the community's identity and aesthetics. An appropriate civic use for the project might be a community center or clubhouse in association with recreation uses which provide meeting space that is usable throughout the year

A-069

Staff recommends that a percentage of the project area be provided with community/civic space which is usable throughout the year and that is located in a prominent site within the development per Plan policy. An appropriate civic use for the project might be a community center or clubhouse in association with recreation uses as previously proposed by the applicant.

3. Public Parks & Open Space

Open space is a critical component of a healthy, vibrant neighborhood by helping to establish community identity and facilitating social activities (Revised General Plan, text, p. 6-9 and Design Guidelines, p. 11-6). Plan policies state that residential neighborhoods, regardless of their size, will incorporate public parks and open space at a minimum of 30% of the gross acreage of the property (Revised General Plan, Policy 2, p. 6-17).

The Plan lists specific types of areas that will fulfill the open-space ratio requirement of the land use mix, including:

- neighborhood parks that are at least 20,000 square feet,
- pocket parks, landscaped gardens, and greens that are at least 2,500 square feet,
- linear path systems,
- required perimeter buffers and "leftover" spaces (not to comprise more than 25% of the open space),
- tot lots that are at least 5,000 square feet and
- water features such as ponds and lakes that are wet year-round and designed to be year-round amenities, for example with gazebos, picnic areas, or walking paths added (Revised General Plan, Policy 9, p. 6-11 and Revised General Plan, Policy 3, p. 6-10).

The Plan further states that interior open space should account for at least 75 percent of the required open space. Thus, neither the required buffer areas, nor the "leftover spaces" and parking and street landscaping, can account for more than 25 percent of the open space requirement (Revised General Plan, Policy 3, p. 6-10). Stormwater management facilities cannot be included unless they are developed as year-round amenities (Revised General Plan, Policy 9j, p. 6-11).

According to a note on Sheet 3 of the submitted plats, at least 30% of the site has been retained as open space. However, no further breakdown of the proposed open space areas has been provided. In the previous submittal the applicant had provided a sheet with the tabulations and description of the proposed open space on site (sheet 4 of 7).

According to staff's calculations, the proposed neighborhood incorporates approximately 13.09 acres of open space, or 32% of the property's gross acreage. However, the vast majority of that space is provided around the site's perimeter and cannot be fully counted towards the open space requirement per Plan policies. According to staff's calculations, an insufficient amount of internal open space has been provided:

A-070

Type of Open Space	Should be provided (per Plan Policies)	Actually provided (per CDP)
Interior (75% of open space)	9.00 acres	+/- 3.4 acres
Exterior (25% of open space)	3.00 acres	+/- 10.5 acres
Total (30% of total acreage)	12.00 acres	+/- 13.09 acres*

* Does not include acres for the proposed stormwater management ponds as it is not clear whether the pond will be developed as a year-round amenity.

Staff recommends that additional interior open space be provided throughout the proposed neighborhood, such as community greens, pocket parks, tot lots, and/or tree conservation areas. Staff also recommends that enhancements be made to the stormwater management facilities so that will be an amenity for the community and so that they can be counted towards the required open space. Staff suggests the applicant use the following categories as specified in the Plan to identify and provide calculations for the proposed open space: Perimeter Buffers, Natural Open Space (i.e. floodplain, riparian buffers etc.), Passive Open Space (i.e. community greens, picnic area and trails) and Active Open Space (i.e. tot lots, play grounds, and athletic fields).

B. EXISTING CONDITIONS

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. It includes stream corridors, vegetative landscapes, wildlife and endangered species habitats, and heritage resources (Revised General Plan, Policy 1, p.5-1 & 5-2). Development should take place around these elements, incorporating them into the design of the site (Revised General Plan, text, p. 6-2). Such an approach places a priority on preserving both sensitive environmental and man-made features.

Elements of the countywide Green Infrastructure can be found on the subject site, include forest cover, natural drainage ways, hydric soils, diabase soils, and river and stream corridor resources. Detailed Plan guidance on the treatment of individual Green Infrastructure elements is outlined in the following sections.

1. Forests, Trees, and Vegetation

A key element of good environmental design is the integration of existing trees and vegetation into the design of new developments. The County's forests and trees improve air and water quality, offer important habitat for birds, small mammals and other wildlife, and are excellent buffers between communities. Forests and trees conserve energy by providing shade and evaporative cooling transpiration. They also redirect airflow and reduce wind speed, stormwater runoff, and soil erosion (Revised General Plan, text, p. 5-32). The applicant has designated tree conservation areas on the submitted CDP and provided a proffer committing to their preservation. The majority of the designated Tree Conservation Areas (TCAs) are located on the perimeter of the site including the 300-foot no-build buffer surrounding Beaverdam Reservoir, however opportunities exist on the interior of site to incorporate existing tree cover into the design of parks, open space and individual building lots.

A-071

Staff recommends that a more detailed delineation and description of the existing tree cover in the site's interior be submitted to the County so that staff can fully assess opportunities for tree preservation. Staff further recommends that the application commit to preserving the existing trees on the interior of the site by identifying individual trees saves and Tree Conservation Areas (TCAs) on the CDP. The preservation of the trees on the interior of the site will contribute to the quality, aesthetics and attractiveness of the community.

Staff recommends that the applicant provide additional buffering and green space where possible beyond the 300-foot no-build buffer surrounding Beaverdam Reservoir and that best management practices be utilized onsite to mitigate any potential issues with water quality protection and run-off.

2. Wetlands and Surface Water

Protecting groundwater and surface water (e.g. streams and wetlands) from contamination and pollution is a major water resource issue for the County (Revised General Plan, text, p. 5-12). The County supports the federal goal of no net loss to wetlands in the County (Revised General Plan, Policy 23, p. 5-11). In the previous referral staff had recommended that a 50-foot buffer area be provided around the wetland area south of Alford Road and the proposed picnic site, wet/dry ponds, and residential lots located south of Alford Road. The applicant in the recent submission has relocated Alford Road further to the north so that the roadway is even closer to the wetland area. Additionally no buffer has been provided around the picnic site, wet /dry ponds, and residential lots located south of Alford Road.

Staff recommends that Alford Road be relocated to provide a 50-foot buffer around the wetland area and that a 50-foot buffer be provided around the picnic site, wet/dry ponds, and residential lots located south of Alford Road.

C. CAPITAL FACILITIES

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan (Revised General Plan, Policy 3, p. 3-5). The Revised General Plan calls for capital facilities contributions valued at 100 percent of the capital facility costs per dwelling unit at densities above the specified base density (Revised General Plan, Policy 1, p. 11-1). The base density is defined as 1.0 dwelling unit per acre or a base density equivalent to the density requirements contained in the existing zoning district regulations applicable to the property and in effect at the time of application; whichever is lower (Revised General Plan, Policy 4c, p. 11-2).

Capital facility impacts have been calculated for the proposed development including the costs associated with the provision of safety, government, recreation, and education services, etc. based on the updated numbers approved by the Board of Supervisors on July 25, 2006. The total projected capital facilities impact of the proposed development is \$3,862,170 (Attachment 1). The County assumes responsibility for the capital facilities impacts up to the base density of 1 dwelling unit per acre. As such, the net capital facilities contribution anticipated from the developer would be the equivalent of \$2,036,229 (Attachment 1).

A-072

Staff recommends that the proposed capital facilities impacts be mitigated.

D. OPEN SPACE PRESERVATION PROGRAM

To achieve higher density housing, "the Board of Supervisors anticipates evidence of participation in the Open Space Preservation Program" (Revised General Plan, Policy 3, p. 11-3). Densities ranging from 3.5 up to and including 4.0 dwelling units per acre may be considered by the County in return for voluntary participation in the open space preservation program. Land contribution on an acre-by-acre basis is desired. However, if the land offered does not suit the County in terms of quality or location, the County may consider cash in lieu of the land for the purchase of open space. The County anticipates that cash donations for open space will be spent in the Suburban Community in which the increased density is granted (Revised General Plan, Policy 3a, p. 11-3). Contributions should be provided to enable the County to purchase Suburban Policy Area open space to offset the density proposed by the development.

In order to achieve the 149 dwelling units proposed by the applicant, 7.2 open space easements (Attachment 2) should be provided. In the past, cash contributions of up to \$6,000 per easement have been made in lieu of easements. However, this amount does not seem reasonable given the goal of purchasing open space easements in the Ashburn Community.

Staff recommends contributions to the Open Space preservation program at an amount reasonable to purchase open space in the Dulles Community.

RECOMMENDATION

The proposed development is consistent with the Residential planned land use of the area and the residential densities called for in the Revised General Plan. However, Community Planning staff is unable to support the rezoning request until the following issues are addressed:

- provision of a community/civic facility that is usable year around;
- provision of adequate parks and open space that is internal to the development;
- preservation of existing tree cover located on the interior to the site and incorporation of these trees into the overall design for the development;
- provision of additional buffering beyond the 300-foot no-build buffer surrounding Beaverdam Reservoir;
- provision of a 50-foot buffer around the wetland areas located north and south of Alford Road; and
- mitigation of fiscal impacts

Staff would be happy to meet with the applicant to discuss any comments or questions.

Attachments

Attachment 1: Capital Facilities Impact Analysis

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning

A-073

Attachment 1- Capital Facilities Impact Analysis
ZMAP 2005-0024 Belmont Overlook

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Attached (SFA)	149	\$29,709	\$4,426,641
TOTAL	149		\$4,426,641

\$4,426,641 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. The base density is either 1.0 du/acre or the density requirements of the existing zoning, whichever is lower (Revised General Plan, Proffer Guidelines, pp. 11-1 to 11-3). Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Attached (SFA)	149	19	130
TOTAL	149	19	130

2. Capital Facilities Calculations for Market Rate Units

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Attached (SFA)	130	\$29,709	\$3,862,170
TOTAL	130		\$3,862,170

3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	39.20	1	39	\$46,819	\$1,825,941
TOTAL			39		\$1,825,941

4. Anticipated Capital Facilities Contribution

$$\$3,862,170 - \$1,825,941 = \$2,036,229$$

\$2,036,229 Anticipated Capital Facilities Contribution

A-074

Created 11/8/2007

Attachment 2 - Open Space Preservation Program Analysis
ZMAP 2005-0024 Belmont Overlook

Based on the Open Space Proffer Guidelines of the Revised General Plan, "residential densities above 3.5 and up to and including 4.0 dwelling units per acre may be considered by the County in return for voluntary participation in the open space preservation program." The Plan provides guidelines for the location and types of open space desired to be provided or purchased with cash in lieu on a per unit basis (Revised General Plan, Open Space Guidelines, p. 11-3). For residential neighborhoods, 1.0 easement is anticipated for every dwelling unit over a density of 3.5 du/acre.

1. Number of Units Permitted at 3.5 du/acre

$$39.20 \text{ acres} \times 3.5 = 137.2$$

2. Number of Units Subject to Open Space Proffer Guidelines

$$149 - 137.2 = 11.8$$

3. Exempt Affordable Dwelling Units

$$11.8 - 19 = -7.2$$

5. Total Units Linked to Open Space Preservation = **-7.2**

6. Accepted Contribution Range: \$3,800 to \$5,000 per Easement

$$-\$27,360 \text{ to } -\$36,000$$

A-075

Created 11/8/2007

County of Loudoun
Department of Planning
MEMORANDUM

DATE: December 19, 2007

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Pat Giglio, Senior Planner^{PG}
Community Planning

SUBJECT: ZMAP 2005-0024 & SPEX 2006-0035, Belmont Overlook, 2nd Referral
(Reactivation), Supplement

BACKGROUND

On September 18, 2007, the Board of Supervisors approved an amendment to the Housing Policies contained within the Revised General Plan (CPAM 2007-0001). The purpose of the amendment was to broaden and update countywide housing policies. The amendment established that the County's primary housing objective was to assure that existing and future County residents and the workforce are served by a range of housing opportunities. The amendment also clarified the County's continuum of housing needs while providing direction to program initiatives (Revised General Plan, text, p. 2-12).

The housing policies recognize that unmet housing needs occur across a broad segment of the County's income spectrum and the County seeks to promote housing options for all people who live and/or work in Loudoun County. Unmet housing needs are defined as the lack of housing options for households earning up to 100% of the Washington Metropolitan Area Median Income (AMI) (Revised General Plan, Glossary, p. G-1). Therefore, developers of residential and mixed-use projects are encouraged to include funding commitments and proffers to fulfill unmet housing needs in their development proposals (Revised General Plan, Funding Policy 1, p. 2-14).

K. Hovnanian Homes Inc. of Virginia, is requesting to rezone 40 acres from R-1 (1 dwelling unit per acre) to PD-H4 (Planned Development – Housing) to allow the development of 149 single-family attached units, 19 of which are Affordable Dwelling Units (ADUs), at an overall density of approximately 3.8 dwelling units per acre (du/acre). The applicant's commitment to the number of ADU's is consistent with the requirements of the Revised 1993 Zoning Ordinance whereby twelve and one half percent (12.5%) of the total number of dwelling units, or 19 units, are set-aside as affordable dwellings to fulfill the housing needs of County residents with incomes ranging from 30% to 70% of the AMI.

A-076

Staff is supportive of the applicant's willingness to commit to unmet housing needs for a certain segment of the population. In addition to the requirements of the ADU ordinance, however, County housing policies focus on the unmet housing needs of households within a broader range of the income spectrum, defined as those earning up to 100% of the AMI (Revised General Plan, Guiding Principles Policy 2, p. 2-14). Furthermore, the County encourages each development proposal to include a residential component that addresses the largest segment of unmet housing needs – those with incomes below 30% of the AMI (Revised General Plan, Guiding Principles Policy 14, p. 2-14).

RECOMMENDATION

Staff recommends the applicant provide a commitment that addresses the full spectrum of unmet housing needs up to 100% of the AMI.

Staff is available to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Community Planning Program Manager
Sarah Coyle Etro, AICP, Housing Policy Manager

A-077

County of Loudoun
Department of Planning
MEMORANDUM

DATE: March 11, 2008

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Pat Giglio, ^{PG}Planner
Community Planning

**SUBJECT: ZMAP 2005-0024 & SPEX 2006-0035, Belmont Overlook, 3rd Referral
(Reactivation)**

BACKGROUND

The applicant, K. Hovnanian Homes Inc. of Virginia, is requesting to rezone 40 acres from R-1 (1 dwelling unit per acre) to PD-H4 (Planned Development – Housing) to allow the development of 149 single-family attached units at an overall density of approximately 3.8 dwelling units per acre (du/acre). Affordable dwelling units, open space, active recreation, and tree save areas are also proposed. The subject property, is located on the west side of Belmont Ridge Road (Route 659) south of Waxpool Road (Route 625) and on both sides of Alford Road (Route 646). The Villages of Waxpool, currently being constructed and zoned R-1, is located to the east of the site and the Beaverdam Reservoir is to the west. The Brambleton Regional Park borders the majority of the property on the south, with the exception of one single-family home located on parcel 16 between the subject property and Alford Road. Directly to the north of the property is Mt. Hope Baptist Church. An existing telecommunication tower and the surrounding tree save area, approved under CMPT 2001-0026 and SPEX 2001-0023, is located on the northern portion of the property.

ANALYSIS

Staff has reviewed the most recent submittal dated February 21, 2008. Staff finds that the submitted materials adequately address and clarify those issues raised in the first referral regarding the protection of green infrastructure elements on the subject site, specifically the relocation and introduction of several stormwater management facilities and the designation of tree conservation areas (TCA). However, staff continues to have concerns with the amount and location of interior open space being provided within the proposed residential community. The Plan acknowledges that open space is a critical component of a healthy and vibrant neighborhood. The Plan recommends that at least 75 percent of the required open space be interior to the development (Revised

A-077.1

General Plan, Policy 3, p. 6-10). In the previous referral, staff had requested calculations for the proposed open space and that additional interior open space be provided. In response, the applicant has provided calculations by category and has proposed an additional 800 s.f. sport courts in proximity to the existing telecommunication facility on the subject property. Based on the illustrative drawing (Sheet 4 of 8) staff has determined that approximately 43,300 s.f. (approximately one acre) of active and passive interior open space is being proposed for the residential community. Staff recommends that additional open space be provided interior to the property in order to better serve the residential community.

The applicant has also included open space calculations and an open space diagram, as well as a detailed development plan, traffic/pedestrian circulation plan and utilities plan on sheets that are for illustrative purposes only and are not proposed to be proffered. Staff recognizes the applicant's attempt to retain some design flexibility by not providing details on the Concept Development Plan (CDP), but without a commitment to such details it is impossible to determine if the proposed residential development will fulfill the open space policies and design objectives of the Plan.

Staff requests that applicant commit to a detailed Concept Development Plan inclusive of residential unit types, traffic/pedestrian networks, parks and open space to ensure that the proposed development is in conformance with Plan policies. Staff recommends that additional interior open space be provided to better serve the residential community.

RECOMMENDATION

The proposed development is consistent with the land use and the residential densities called for in the Revised General Plan. However, Community Planning staff is unable to support the rezoning request until such time as a detailed Concept Development Plan inclusive of residential unit types, traffic/pedestrian networks, and parks and open space is submitted for further evaluation. Without a commitment to such details it is impossible to determine if the proposed residential development will fulfill the open space policies and design objectives of the Plan. Staff also recommends that additional interior open space be provided to better serve the residential community and that fiscal impacts be mitigated.

Staff would be happy to meet with the applicant to discuss any of the issues raised above.

Attachments

- Attachment 1: Capital Facilities Impact Analysis
- Attachment 2: Open Space Preservation Program Analysis

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning

A-077.2

Attachment 1- Capital Facilities Impact Analysis
ZMAP 2005-0024 Belmont Overlook

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Attached (SFA)	149	\$29,709	\$4,426,641
TOTAL	149		\$4,426,641

\$4,426,641 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. The base density is either 1.0 du/acre or the density requirements of the existing zoning, whichever is lower (Revised General Plan, Proffer Guidelines, pp. 11-1 to 11-3). Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

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TOTAL	130		\$3,862,170

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<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
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TOTAL			39		\$1,825,941

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Attachment 2 - Open Space Preservation Program Analysis
ZMAP 2005-0024 Belmont Overlook

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3. Exempt Affordable Dwelling Units
$$11.8 - 19 = -7.2$$

5. Total Units Linked to Open Space Preservation = **-7.2**

6. Accepted Contribution Range: \$3,800 to \$5,000 per Easement

$$-\$27,360 \quad \text{to} \quad -\$36,000$$



**COUNTY OF LOUDOUN
DEPARTMENT OF SOCIAL SERVICES**



MEMORANDUM

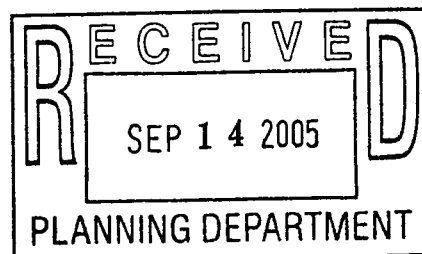
TO: Jason Rogers, Project Manager
FROM: Christene Vogel, Housing Specialist
THRU: Ronald Eamich, Assistant Director
DATE: September 9, 2005
RE: ZMAP 2005-0024 Belmont Overlook

The subject rezoning application submittal has been reviewed in this office relative to DSS' items of concern. On this approximately 40-acre tract located on the west side of Belmont Ridge Road, north and south sides of Alford Road, the total number of units being proposed is one hundred and sixty-eight (168). The total number of required ADUs in accordance with Section 7-103 (A)(B) of the Loudoun County Zoning Ordinance for this project as proposed calculates to twenty-one (21) [$168 \text{ SFA} \times .1250 = 21.00 = 21$].

These twenty-one (21) ADUs must be marked as ADUs on the record plat. In accordance with Ordinance requirements we ask that they be properly interspersed. Based on correspondence regarding Section 7-104 (C) of the 1993 Loudoun County Zoning Ordinance and the interspersion of ADU units by the Zoning Administrator and the Affordable Dwelling Unit Advisory Board (ADUAB), it has been determined that no ADU should be immediately adjacent to or across from another ADU. No more than 3 ADU units should be located in a row of six or more townhouses. No more than 2 units should be located in a row of three to five townhouses. In order to achieve ordinance compliance, the required ADUs should be offered, appropriately located, and marked if the applicant desires to build the one hundred and sixty-eight (168) units as proposed. The record plat should also clearly provide ADU information in table form.

No other concerns are noted for this submittal.

If you have questions concerning this matter please contact this office at Ext. 5916

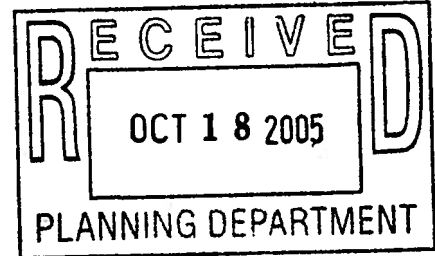


A-078



ARCOLA-PLEASANT VALLEY
VOLUNTEER FIRE DEPARTMENT

October 4, 2005



Ms. Maria Figueroa
Fire-Rescue Planner
Loudoun County Department of Fire & Rescue Services
16600 Courage Court
Leesburg, VA 20175

Subject: Proffer Comments on:
Belmont Overlook
ZMAP 2005-0024

Dear Ms. Figueroa:

The subject application requests approval for rezoning to permit the construction of 168 single family attached units on approximately 40 acres of land. The project maybe within the primary fire and rescue service delivery area of the Arcola-Pleasant Valley Volunteer Fire Department (APVVFD).

The scope of this project will present a "moderate" fire risk and life safety exposure and place additional constraints on volunteer resources to protect the community. As the county grows, so does the rate of fire and EMS calls grow, adding additional burden to an already stretched volunteer system with limited financial and human resource support. In order for APVVFD to continue to remain solvent, and provide an acceptable level of service and protection to the communities we serve, the department is requiring the installation of automatic sprinklers in all residential properties within the response district.

The installation cost of residential sprinklers for new homes is approximately \$1.00 - \$1.50 per square foot. On average, this will typically add \$2500 - \$3500 to the cost of the home. This cost compares favorably when a homebuyer looks at the cost of upgrading carpeting, or installing a deck. If fact, such options usually cost more. The installation of residential sprinklers for new developments can omit the construction of additional fire stations, and the hiring of career personnel to augment volunteer staffing there-by lowering cost to the homeowner to absorb.

24300 Gum Spring Road • Arcola, VA 20107
703.327.2222 • 703.327.0373 fax
www.arcolavfd.org

A-079

Based on the Board of Supervisors decision to abolish annual proffers by Commercial and Homeowner's Associations in 2001, the APVVFD must act accordingly and submit the following for inclusion in any agreement between the County of Loudoun and the Applicant regarding fire and rescue/public safety voluntary contributions:

1. The applicant shall require all builders to provide and install a residential fire sprinkler system for each residential unit constructed; provided that the water supply system to any such residence has sufficient capacity to support the sprinkler system. All model homes utilized by the applicant and/or builder on the property for marketing purposes shall be constructed with a residential sprinkler system. All marketing information packets shall include promotional materials on the benefits of automatic fire sprinkler systems offered by the manufacturer of residential fire sprinkler systems, and United States Fire Administration. All sales agents must orientated to the benefits of residential sprinkler systems. All *Features* brochures shall include the residential sprinkler system and shall be printed in a fashion (i.e. double font size, italics, bold, etc.) to attract the buyer/reader's attention, as proof from the builder they are committed to providing a product with the safety and welfare of the purchaser in mind.
2. The applicant shall contribute an initial base sum of money of \$250.00 per unit for each residential unit, and shall escalate in accordance with the CPI beginning with the base year 1988. The initial contribution shall be payable to the County of Loudoun at the time of issuance of the zoning permit. For the purpose of this section a residential unit includes each single-family detached unit, each single-family attached unit, and each multi-family unit. Said contributions shall be divided equally between the primary serving fire and rescue services. The County shall pay the collected proceeds to the primary serving fire company and the primary serving rescue company. In the event that a volunteer company is not the primary provider of fire and/or rescue service, the aforementioned contributions shall be discontinued on a basis of 50% for the primary fire service provider and 50% for the primary rescue service provider.
3. Applicant shall provide all weather gravel compacted access for emergency vehicles to those portions of the project which are under construction, not later than the framing stage of construction, subject to approval of the Fire Marshall's office.
4. Access to alternative water sources or dry hydrants shall be provided to Loudoun County Fire and Rescue wherever impounded water is available on the site, in order to provide additional possible water sources for department use in the event of emergencies.

Should the applicant disapprove with our request, the APVVFD will present our position at the next scheduled Planning Commission or Board Of Supervisors meeting for this project. The APVVFD is willing to take a reduction in contribution if the applicant is willing to ensure the

A-080

installation of residential sprinkler protection for each residential unit proposed on the application.

The APVVFD will be receptive to reduce the amount of a one-time contribution of \$60.00 for each unit based on the CPI in paragraph number 2.

WE HEREBY REQUEST that our Department be afforded the opportunity to review and approve any revised documents related to fire and rescue contributions regarding this application. Should you have any further questions regarding our comments, please contact me at (703) 327-2222 day or (703) 406-3823 evening.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael V. Kalasanckas". The signature is fluid and cursive, with the first name "Michael" and last name "Kalasanckas" clearly distinguishable.

Michael V. Kalasanckas, President

cc: Jason Rogers, Project Manager, Dept. of Planning
APVVFD File

MVK/mvk

A-081

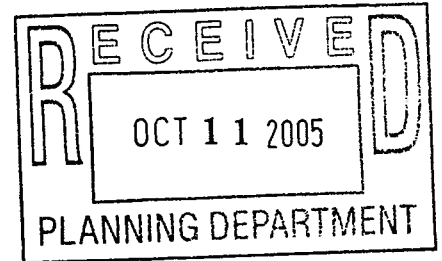


Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 • 703-352-5900 • Fax: 703-273-0905 • nvrpa.org

October 7, 2005

Jason Rogers
Project Manager
County of Loudoun
Department of Planning
1 Harrison Street, 3rd Floor
Leesburg, VA 20177



RE: Belmont Overlook, ZMAP 2005-0024

Dear Mr. Rogers:

We have reviewed the rezoning application referenced above for 168 residential units and offer the following comments.

As you know, the Park Authority owns and operates Brambleton Regional Park located west and south of the subject property. The 367-acre park features an 18-hole golf course, clubhouse, and headquarters of the National Recreation and Park Association. The area of the park near the subject property is being master planned and will include six ball fields that will be operated by Loudoun County's Department of Parks, Recreation and Community Services.

The Park Authority supports the 50-foot buffer shown adjacent to park property. The project sponsor shall not encroach onto park property for any purpose prior to, during, or after construction unless the Park Authority approves a permit for the activity. Also, fencing shall be placed along the park boundary to prevent encroachment during construction.

Thank you for the opportunity to provide comments. Please contact me at 703-359-4628 or at diglhaut@nvrpa.org if you have any questions or concerns.

Sincerely,

Daniel Iglhaut
Land Administration and Planning Specialist

c: Dale Riggs, Manager, Brambleton Regional Park

Board Members

A-082

City of Alexandria
David M. Pritzker
William C. Dickinson

Arlington County
John G. Milliken
James I. Mayer

Fairfax County
Jean R. Packard
Judy Braus

City of Fairfax
C. Barrie Cook, M.D.
Arthur F. Little

City of Falls Church
Jeffrey Tarbert
Barry D. Buschow

Loudoun County
Joan G. Rokus
Su Webb

W. Tayloe Murphy, Jr.
Secretary of Natural
Resources



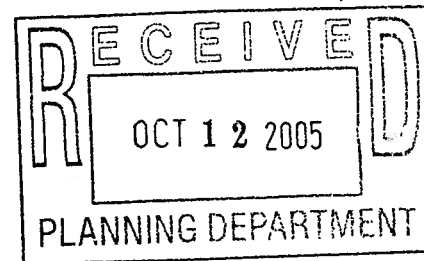
Joseph H. Maroon
Director

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

217 Governor Street
Richmond, Virginia 23219-2010
Telephone (804) 786-7951 FAX (804) 371-2674 TDD (804) 786-2121

October 6, 2005

Jason Rogers
Loudoun County Planning Department
1 Harrison Street, SE
Leesburg, VA 20175



Re: ZMAP 2005-0024 Belmont Overlook

Dear Mr. Rogers:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

In addition, our files do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

Any absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks additional natural heritage resources. New and updated information is continually added to Biotics. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

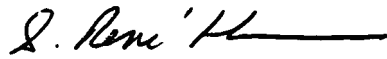
The Virginia Department of Game and Inland Fisheries maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from http://www.dgif.virginia.gov/wildlife/info_map/index.html, or contact Shirl Dressler at (804) 367-6913.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

*State Parks • Soil and Water Conservation • Natural Heritage • Outdoor Recreation Planning
Chesapeake Bay Local Assistance • Dam Safety and Floodplain Management • Land Conservation*

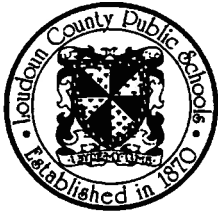
A-083

Sincerely,

A handwritten signature in black ink, appearing to read "S. René Hypes", followed by a horizontal line.

S. René Hypes
Project Review Coordinator

A-084

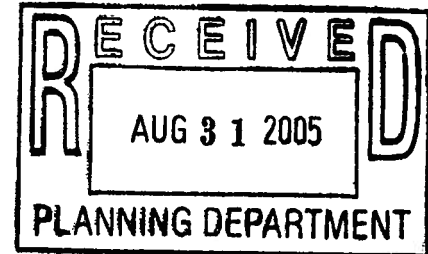


LOUDOUN COUNTY PUBLIC SCHOOLS

PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101

August 25, 2005



Mr. Jason Rogers
County of Loudoun
Department of Planning
1 Harrison Street, SE
Post Office Box 7000
Leesburg, Virginia 20177

RE: ZMAP 2005-0024/Belmont Overlook

Dear Mr. Rogers:

School Board staff has reviewed the zoning map amendment for Belmont Overlook. Based on the 2002 Virginia-County of Loudoun School Census, the proposed 168 single family attached units will generate a total of 67 school-age children: 37 elementary school-age children (grades K-5), 15 middle school-age children (grades 6-8), and 15 high school-age children (grades 9-12).

New students generate substantial operational and capital expenses. These costs are evident in the County's operational and capital budgets. The *School Board Adopted FY 2006 through FY 2010 Capital Improvements Program* and the *School Board Adopted FY 2006 Operating Budgets* underscore the financial effects that student growth has on Loudoun County. Approval of the Belmont Overlook application will generate the following operating and capital expenses (see attached chart):

- Capital costs for the development's elementary school students will be \$842,754;
- capital costs for the development's middle school students will be \$440,833;
- capital costs for the development's high school students will be \$623,000; and
- the annual operating costs for the 67 students projected with this application are estimated at \$713,885.

The total estimated capital costs of \$1,906,587 and the yearly operating costs estimated at \$713,885 will be needed to fund the educational services for Belmont Overlook alone. The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes. Nevertheless, the financial costs of all residential rezonings are not only significant, but also generate ongoing expenses that will continue to increase with the passage of time.

A review of all currently approved development suggests that Loudoun County Public Schools can anticipate the addition of just under 20,000 more students over the next five years. This calculation does not embody children who are currently being served by Loudoun County Public Schools, nor does it include future potential students from by-right developments. The current Capital Improvements Program has utilized all proffered school sites. Projected enrollment growth will surpass all potentially available future capacity that is embodied in existing proffers. The Ashburn area is presently and will

Mr. Jason Rogers
ZMAP 2005-0024/Belmont Overlook
August 25, 2005
Page Two

continue to experience significant student enrollment growth. Children from currently approved developments will more than fill the area schools. Additional development from new rezonings and by-right developments will place the schools in further jeopardy from a capacity perspective.

In addressing the Ashburn area, staff recognizes the constraints which exist with smaller rezoning projects. However, the number of small parcels in the area which have been rezoned, or are presently in the rezoning process, continues to increase. In an attempt to express the demands that the rezonings place not only on schools but also on all public services, staff must note that the school sites which have been proffered in this region of the county will in all likelihood only serve the constituents located in the subdivisions proffering land for the schools. Developers of smaller rezoning projects, such as Belmont Overlook, indicate in their justification comments that the area is supported by existing and planned public infrastructure. However, students from both by-right and rezoned subdivisions add a significant load to existing and planned school facilities which make it difficult to keep pace with the respective service demands.

At the elementary school level alone, Mill Run Elementary School (the elementary attendance area in which Belmont Overlook is currently located) presently serves not only a significant share of the Broadlands development but also the approved developments of Amberleigh, Ashbriar, Belmont Bluff, Carisbrooke, Denton Terrace (Bodmer), Fairfield at Silo Creek, Farmwell (Trask), Farmwell Hunt, Flynns Crossing (Ryan Park Center), Forest Manor, Estates of Forest Ridge, Huntmoore at Waxpool, The Lakes at Belle Terra, Loudoun Parkway Center, Loudoun Station, Loudoun Valley Reserve, Moorefield Station, The Park at Belle Terra, Parkside at Ashburn, Potter, Quail Pond Estates, The Regency, The Reserve at Belle Terra, Vantage Point, The Villages of Waxpool, and Waxpool Village - none of which proffered land for school facilities. Collectively, these subdivisions will generate more than 5,300 school-age children. The current and future students from these subdivisions will generate the need for additional schools. Between the time funding is requested for a school and it is allocated in the budget, readily developable land in the areas generating children tends to be unavailable. Consequently, this forces the School Board to purchase second or third tier parcels (if available) which are not necessarily close to the communities they will serve. This creates even more angst when it comes to school attendance boundary changes which will be an annual event in the Ashburn area over the coming years. Children from these developments will be disproportionately affected by the attendance boundary changes.

The misconception that small scale residential projects can be supported by existing and planned public infrastructure must be addressed. To date in the Ashburn area south of the Dulles Greenway, the currently approved residential units will generate nearly 12,000 school-age children. Approximately 47 percent, or more than 5,500 of these students will come from either by-right or rezoned subdivisions which did not proffer land for a school or capital facility funds specifically earmarked for public schools. Yet these developments will create the need for four elementary, one middle, and one high school facilities. It takes at least three years in the best of circumstances to find, purchase, plan, and open a new school. Given these identified needs it is easy to see that the School Board will have a difficult time at best meeting demands in the Ashburn area, let alone the remainder of the county. Without land accompanying rezoning approvals, cash contributions for school site acquisition should be a requirement of the rezoning approvals. These identified monies will enable staff to pursue the purchase of land in a more expeditious fashion that may help minimize some of the difficulties accompanying school boundary changes. As current capital facility proffer calculations indicate that public schools account for approximately 80 percent of Loudoun's estimated capital costs, a proportionate share of Belmont Overlook's capital facilities contribution should be set aside for public school capital projects in the area.

A-086

Mr. Jason Rogers
ZMAP 2005-0024/Belmont Overlook
August 25, 2005
Page Three

This designation should be noted within the Capital Facilities Contribution proffer statement (or other appropriate documentation) for Belmont Overlook.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of the children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and will increase operational costs. In all rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions. Students that live within a school's walk zone must be transported to school because there are either no sidewalks or they are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency, but ultimately mean less time on the school bus for Loudoun's children. In order to ensure that students residing within Belmont Overlook can safely walk to and from bus stop locations, pedestrian walkways should be provided and allow for public access easements.

The Loudoun County School Board is extremely concerned about all land development applications. Both capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require any additional information, please contact me at your earliest convenience.

Sincerely,



Sam Adamo, Director

Attachment

A. 087



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2005-0024/Belmont Overlook

2002 Virginia-County of Loudoun School Census Student Generation Factors	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Eastern Loudoun County					
Single Family Detached	0	0	0	0	0
Single Family Attached	168	37	15	15	67
Multifamily	0	0	0	0	0
Total	168	37	15	15	67

Capital Costs	Elementary School Cost (FY06 CIP \$)	Middle School Cost (FY06 CIP \$)	High School Cost (FY06 CIP \$)	Total Capital Expenditure
School Cost	\$19,930,000	\$39,675,000	\$74,760,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	\$22,777	\$29,389	\$41,533	
Project's Capital Costs	\$842,754	\$440,833	\$623,000	\$1,906,587

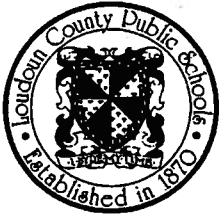
Annual Operational Costs	FY 2005 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$10,655	67	\$713,885

School Facility Information	Elementary School* (Grades K-5)	Middle School (Grades 6-8)	High School* (Grades 9-12)
2004-05 Attendance Zone	Mill Run	Eagle Ridge	Stone Bridge
September 30, 2004 Student Enrollment	1105	632	1848
2004-05 Program Capacity	817 **	1132	1577

* Based on School Board adopted attendance boundaries, Belmont Overlook would be served by Legacy Elementary School and Briar Woods High School beginning Fall 2005 (at the start of the 2005-06 academic year). Legacy Elementary School is anticipated to have a program capacity of 875; Briar Woods High School is anticipated to have a program capacity of 1600.

** For the 2004-05 academic year only, Eagle Ridge Middle School classrooms served as an annex for Mill Run Elementary School.

A-088



LOUDOUN COUNTY PUBLIC SCHOOLS

PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101

December 4, 2006

Mr. Michael Elabarger
County of Loudoun
Department of Planning
1 Harrison Street, SE
Post Office Box 7000
Leesburg, Virginia 20177

RE: ZMAP 2005-0024/Belmont Overlook (1st Referral - Reactivation)

Dear Mr. Elabarger:

School Board staff has reviewed the first referral - reactivation submission for the Belmont Overlook zoning map amendment. An updated project assessment chart, based on 2005 Virginia-County of Loudoun School Census data, is attached and provides the operational and capital expenses associated with the revised residential unit mix.

The school facilities presently serving the Belmont Overlook parcels (2006-07 academic year) are Legacy Elementary School, Eagle Ridge Middle School, and Briar Woods High School. Staff would request that the applicant correct the public school facilities notation in future documentation.

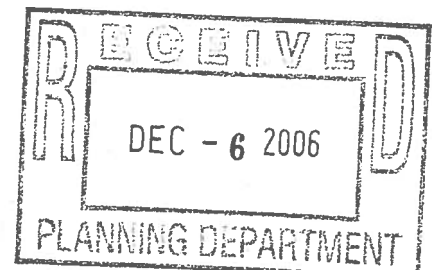
With the exception of providing updated project assessment information and noting the schools presently serving the property, staff offers no further comment from that provided on August 25, 2005. Should you require any additional information, please contact me at your earliest convenience.

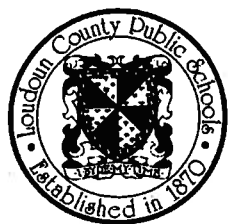
Sincerely,

Sam Adamo, Director

Attachment

c: Edgar B. Hatrick, Division Superintendent
Loudoun County School Board
(Site Location: Dulles Election District)





Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2005-0024/Belmont Overlook (1st Referral - Reactivation)

2005 Virginia-County of Loudoun School Census Student Generation Factors

		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.83	0	0	0	0	0
Single Family Attached (SFA)	0.47	145	35	15	18	68
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		145	35	15	18	68

Capital Costs

	Elementary School Cost (FY 2007 CIP)	Middle School Cost (FY 2007 CIP)	High School Cost (FY 2007 CIP)	Total Capital Expenditure
School Cost	\$22,730,000	\$43,480,000	\$83,580,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	\$25,977	\$32,207	\$46,433	
Project's Capital Costs	\$909,200	\$483,111	\$835,800	\$2,228,111

Annual Operational Costs

FY 2007 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
\$12,467	68	\$847,756

School Facility Information

	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2006-07 School Attendance Zone	Legacy	Eagle Ridge*	Briar Woods
September 29, 2006 Student Enrollment	1054	1075	808
2006-07 Building Program Capacity	883	1112	1595

* Based on School Board adopted attendance boundaries, Belmont Overlook would be served by Stone Hill Middle School (beginning Fall 2007, at the start of the 2007-08 academic year). Stone Hill Middle School is anticipated to have a building program capacity of 1350.

A-090



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2005-0024/Belmont Overlook

2005 Virginia-County of Loudoun School Census Student Generation Factors		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.83	0	0	0	0	0
Single Family Attached (SFA)	0.47	149	36	15	19	70
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		149	36	15	19	70

Capital Costs	Elementary School Cost (FY 2008 CIP)	Middle School Cost (FY 2008 CIP)	High School Cost (FY 2008 CIP)	Total Capital Expenditure
School Cost	\$25,276,000	\$46,620,000	\$93,818,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	\$28,887	\$34,533	\$52,121	
Project's Capital Costs	\$1,039,927	\$518,000	\$990,301	\$2,548,228

Annual Operational Costs	FY 2008 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$13,490	70	\$944,300

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2007-08 School Attendance Zone	Legacy *	Stone Hill	Briar Woods
September 28, 2007 Student Enrollment	861	548	1101
2007-08 Building Program Capacity	906	1322	1627

* Based on School Board adopted attendance boundaries, Belmont Overlook would be served by Creighton's Corner Elementary School beginning Fall 2008 (at the start of the 2008-09 academic year). Creighton's Corner Elementary School is anticipated to have a building program capacity of 875.

A-091